



**Shire of Gnowangerup  
Local Planning Scheme No. 2  
Scheme Amendment No. 14**

**Lot 2387 (No. 9) Strathaven Road,  
Gnowangerup**

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November 2023

**PLANNING AND DEVELOPMENT ACT 2005  
RESOLUTION DECIDING TO AMEND A LOCAL PLANNING SCHEME**

**SHIRE OF GNOWANGERUP LOCAL PLANNING SCHEME No. 2**

**AMENDMENT No. 14**

RESOLVED that the local government in pursuance of Section 75 of the *Planning and Development Act 2005*, amend the above Local Planning Scheme by:

1. Rezoning Lot 2387 on Deposited Plan 111237 Strathaven Road, Gnowangerup from 'General Agriculture' to 'Rural Residential'.
2. Inserting Rural Residential Zone No. 4 (RR4) into Schedule 11 – Rural Residential Zone Provisions and adding Special Conditions and Provisions to control subdivision and land use/development.
3. Amending the Scheme Map accordingly.

The Amendment is standard under the provisions of the *Planning and Development (Local Planning Schemes) Regulations 2015* for the following reasons:

- A) The amendment proposal is consistent with a local planning strategy for the scheme that has been endorsed by the Commission;
- B) The amendment proposal relates to a development that would have minimal impact on land in the scheme area that is not subject of the amendment; and
- C) The amendment proposal does not result in any significant environmental, social, economic, or governance impacts on land in the scheme area.

Dated this \_\_\_\_\_ day of \_\_\_\_\_ 2024

\_\_\_\_\_  
Chief Executive Officer

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## PROPOSAL TO AMEND A LOCAL PLANNING SCHEME

1.	<b>LOCAL GOVERNMENT:</b>	Shire of Gnowangerup
2.	<b>DESCRIPTION OF LOCAL PLANNING SCHEME:</b>	Local Planning Scheme No. 2
3.	<b>TYPE OF SCHEME:</b>	District Scheme
4.	<b>SERIAL NUMBER OF AMENDMENT:</b>	14
5.	<b>PROPOSAL:</b>	<ol style="list-style-type: none"> <li>1. Rezoning Lot 2387 on Deposited Plan 111237 Strathaven Road, Gnowangerup from 'General Agriculture' to 'Rural Residential'.</li> <li>2. Inserting Rural Residential Zone No. 4 (RR4) into Schedule 11 – Rural Residential Zone Provisions and adding Special Conditions and Provisions to control subdivision and land use/development.</li> <li>3. Amending the Scheme Map accordingly.</li> </ol>

### REPORT BY THE SHIRE OF GNOWANGERUP

#### 1. INTRODUCTION

The Shire of Gnowangerup seeks the support of the Western Australian Planning Commission (WAPC) and the approval of the Hon. Minister for Planning to rezone Lot 2387 on Deposited Plan 111237 Strathaven Road, Gnowangerup from 'General Agriculture' to 'Rural Residential'.

The purpose of this report and associated plans are to explain the proposal and set out the planning merits of the site being subdivided and developed for rural residential use to a minimum lot size of 1 hectare.

The proposal seeks to implement a component of the endorsed *Shire of Gnowangerup Local Planning Strategy* (LPS) through facilitating a rural residential subdivision/development. Inclusion of the land as 'Rural Residential' will reflect the intent of the Local Planning Strategy and will support an additional dwelling in Gnowangerup.

The site's suitability for rural residential use includes that it is allocated as Rural Residential in the LPS, it adjoins the

Gnowangerup townsite, the site is cleared, gently sloping and has soils capable of accommodating rural residential development.

#### 2. BACKGROUND

##### 2.1 Cadastral Details

The site is owned by David and Janice Richardson. Cadastral details for the site are summarised below:

Lot and address	Lot 2387 (No. 9) Strathaven Road, Gnowangerup
Deposited Plan	111237
Volume/Folio	1060/499
Area	2.7052 hectares
Owner	David & Janice Richardson

The Certificate of Title is set out in **Attachment 1**.

## 2.2 Regional Context

The site is located in the Shire of Gnowangerup and forms part of the Gnowangerup townsite.

Gnowangerup is located 365 kilometres south-east of Perth, 156 kilometres north of Albany and 85 kilometres south-east of Katanning. Gnowangerup is a district centre in the Great Southern Region. The town provides a range of services and facilities to residents and visitors.

## 2.3 Local Context

The site adjoins the Gnowangerup townsite and is located approximately 600 metres south-east of the Gnowangerup town centre (see **Attachment 2**). The site is allocated as 'Rural Residential' in the LPS. There is residential development to the north, Unallocated Crown Land (former railway line) to the east and the recreation complex to the west. Further east and south is farming land.

From a spatial perspective, the rezoning of the site provides a logical extension to the Gnowangerup townsite without causing adverse impacts to the function of agricultural operations in the locality.

## 2.4 Physical Characteristics

The site is outlined in **Attachment 3** and has the following characteristics and features:

- It is gently sloping. Elevation varies across the site from approximately 253 metres AHD at the lowest point, on the eastern boundary, to approximately 261 metres AHD near the western boundary;
- It is cleared;
- It is not classified as a contaminated site; and
- It is used for rural living purposes and contains a dwelling and shed.

## 2.5 Soil Types and Land Capability

The *Katanning Area Land Resources Survey* (2000), by the Department of Agriculture and Food, sets out that the site is contained within the Upper Gnowangerup System

and the Upper Gnowangerup Subsystem (Up2). The subsystem is described as:

*'Lower to upper slopes, summit surfaces and hillcrests. Grey shallow sandy and loamy duplex soils with minor areas of grey deep sandy duplex soils and alkaline grey shallow sandy and loamy duplex soils.'*

## 2.6 Existing Services

### 2.6.1 Roads

The site adjoins the sealed Strathaven Road and Gnowangerup-Jerramungup Road.

### 2.6.2 Drainage

The site drains towards the east. There is no nearby Shire piped drainage systems.

### 2.6.3 Water Supply

The site is connected to the town reticulated water system operated by Water Corporation.

### 2.6.4 Wastewater Disposal

The site contains an existing dwelling which is serviced by an on-site wastewater disposal system.

### 2.6.5 Power and Telecommunications

The site is serviced with power and communications.

## 2.7 Heritage

The Department of Planning, Lands and Heritage directory has no known sites of Aboriginal cultural significance on the site. While noting this, land developers have an obligation under the *Aboriginal Cultural Heritage Act 2021* to protect places and objects in Western Australia that are important to Aboriginal people because of the connections to their culture.

The site does not contain any structure or place of historic heritage significance on the *Shire of Gnowangerup Municipal Heritage Inventory* (Heritage Survey) or Heritage List.

### 3. PLANNING FRAMEWORK

#### 3.1 Overview

The following section will outline how the proposed Amendment suitably addresses relevant planning policies, strategies, plans, the *Shire of Gnowangerup Local Planning Scheme No. 2 (LPS2)* and the *Shire of Gnowangerup Local Planning Strategy*. In summary, the Amendment is consistent with the State, regional and local planning framework which supports rural residential subdivision in areas which are in close proximity to towns.

#### 3.2 State Planning Strategy 2050

The *State Planning Strategy 2050* sets a broad strategic plan for Western Australia built on sustained growth and prosperity. The vision (page 20) is:

##### ***'Sustained growth and prosperity***

*The vision of sustained growth and prosperity envisages a future where Western Australians enjoy high standards of living, improved public health and an excellent quality of life for present and future generations.'*

Sustained growth (page 20) consists of:

- 'A diverse state; offering a diversity of ecosystems, landscapes, enterprises, people and cultures.'
- 'A liveable state; the place of choice for the brightest and best.'
- 'A connected state; as connected to the rest of the world as any other place.'
- 'A collaborative state; enabling alignments that progress the State's sustained growth and prosperity.'

The Strategy (page 20) seeks the following:

*'By 2050, Western Australia will have a diverse range of interconnected and vibrant local communities and regional centres. The people in these communities will be healthy, resilient, active, prosperous, respectful of cultural difference and participate in the public domain.'*

*Standards of living will continue to be amongst the highest in the world. Improved connections and smarter technologies will enhance the State's ability to attract global and domestic investment capital where and when it is most needed.*

*A 'can do' attitude will prevail, inspiring new ways of thinking and working, which will deliver optimal outcomes for the economy and communities of Western Australia.'*

The Strategy establishes objective and the strategic approach in relation to economic development, physical infrastructure, social infrastructure, environment and security. The Strategy is the lead strategic planning document within Government which informs all other State, regional and local planning strategies, policies and approvals.

The Amendment is consistent with the Strategy. This includes that it supports sustained growth and economic development in Gnowangerup, it promotes development adjoining the townsite and it promotes liveability.

#### 3.3 State Planning Policy 1: State Planning Framework Policy

The State Planning Framework Policy (Variation No. 2) applies to all land within Western Australia. It is an amalgamation of all planning policies, strategies and guidelines that provide direction on the form and methods of growth and development throughout the State. It identifies that the primary aim of planning is to provide for the sustainable use and development of land.

#### 3.4 State Planning Policy 2: Environment and Natural Resources Policy

The Policy defines the principles and considerations that represent good and responsible planning, in terms of environment and natural resource issues, within the framework of the State Planning Strategy. The Policy is supplemented by more detailed planning policies on particular natural resources matters that

require additional information and guidance.

### 3.5 State Planning Policy 2.5: Rural Planning

This Policy applies to rural and rural living land in Western Australia. Objectives of the Policy include to 'promote sustainable settlement in, and adjacent to, existing urban areas' and to 'avoid and minimise land use conflicts'.

The provisions of the Policy have been applied in the LPS through the identification of agricultural and rural residential areas. The LPS classifies the site as 'Rural Residential'.

The Policy sets out that rural residential lots have a minimum lot size of 1 hectare.

### 3.6 State Planning Policy 2.9: Water Resources

The Policy supports an integrated approach, taking account of the total water cycle management, supporting water sensitive urban design principles and provides guidance on appropriate buffers to watercourses and waterways.

Given the Amendment only proposes one additional lot, which will be at least 1 hectare in area, there are minimal water impacts and stormwater risks. A water sensitive urban design, consistent with the Policy, can be addressed at the subdivision and development stages.

### 3.7 State Planning Policy No. 3: Urban Growth and Settlement

This Policy sets out the principles and considerations which apply for urban growth and settlement in Western Australia. In summary, the policy objectives are to:

- Promote a sustainable settlement pattern including providing sufficient and suitable land for a wide variety of housing;
- Build on existing communities with established services and infrastructure and to promote local economies;

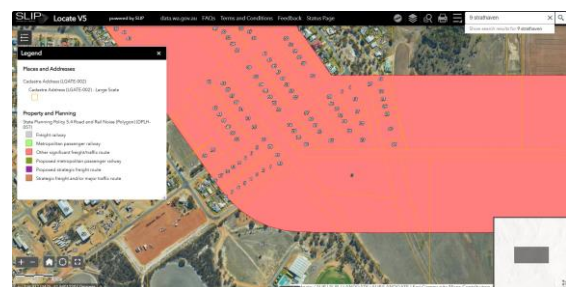
- Address environmental, heritage and community considerations;
- Promote accessibility, housing choice and an identifiable sense of place; and
- Ensure appropriate servicing which is provided in an efficient manner.

The Policy sets out requirements for sustainable communities. This includes using land efficiently, convenient access to employment, retail and community facilities, quality design, addressing environmental considerations and supporting a positive planning framework which seeks to facilitate and promote quality development.

The consolidation and expansion of existing settlements is preferred to the development of new settlements. Given the site adjoins the Gnowangerup townsite and the site is classified as 'Rural Residential' in the LPS, the Amendment is accordingly consistent with the Policy.

### 3.8 State Planning Policy 5.4: Road and Rail Noise

Gnowangerup-Jerramungup Road is a State Freight Route and there is potential for impact from road noise. The site is within the 'trigger' area due to road freight noise. It is expected that 'quiet house' principles will apply to a new dwelling in the eastern section.



### 3.9 Operational Policy 1.1 Subdivision of Land – General Principles (2020)

This Policy sets out the general principles used by the WAPC in determining subdivision applications. It indicates the WAPC's basic requirements for the creation of new lots. The Amendment is consistent with the Policy objectives.

### **3.10 DC Policy 3.4 – Subdivision of Rural Land**

DC 3.4 is an operational policy which complements SPP 2.5. The Policy sets out the principles which are used by the WAPC in determining applications for the subdivision of rural land.

The Policy sets out that there is a presumption against the subdivision of rural land. There are however various exceptions to this, including where the application is specifically provided for in a Local Planning Scheme or in a Local Planning Strategy.

As outlined in Section 3.14, the Local Planning Strategy allocates the site as 'Rural Residential'. Rezoning the site will ensure compliance with DC 3.4.

### **3.11 Planning for Bush Fire Protection Guidelines**

The site is located outside of the bushfire prone area. While noting this, relevant bushfire risk management measures can be applied to minimise bush fire risk for new subdivisions and development e.g. development location, vehicular access, water, siting of development, and design of development.

### **3.12 Visual Landscape Planning in Western Australia Manual**

This manual sets out principles and guidelines for the location, siting and design of buildings, structures and new planting. Page 3 states 'The aim should be to accommodate change while maintaining and, where possible, enhancing the quality of our landscapes.'

The site can be viewed from the Gnowangerup-Jerramungup Road. Landscape impact is considered in Section 5.5.

### **3.13 Great Southern Regional Planning and Infrastructure Framework**

The Framework highlights that the region's population will continue to grow for reasons including in-migration from retirees, sea-changers and tree-changers. The

Framework promotes the efficient use of land, promotes development in or near existing communities, and promotes a mix of lot sizes and dwelling types.

The Framework identifies Gnowangerup as a district centre. District centres provide services and facilities for the local community and the rural population in their local hinterland.

The Amendment is consistent with the Framework including promoting development near a district centre.

### **3.14 Shire of Gnowangerup Local Planning Strategy**

The LPS guides the vision and long term land use planning direction for the district. An extract of the LPS is outlined in **Attachment 4**.

Section 4.6.2 titled 'Rural Residential Development' sets out recommendations for the location, design and requirements in establishing rural residential development.

The LPS identifies the site within Policy Area 5. The objective of the area is 'To provide for rural residential development and/or subdivision'.

The Amendment is consistent with the Local Planning Strategy.

### **3.15 Shire of Gnowangerup Local Planning Scheme No. 2**

The site is zoned 'General Agriculture'.

The aims of the Scheme (clause 1.6) include to:

- Ensure there is sufficient supply of serviced and suitable land for housing;
- Provide for housing choice and variety in neighbourhoods with a community identity and high levels of amenity;
- Protect and enhance the environmental values and natural resources of the local government area and to promote ecologically sustainable land use and development; and



- Safeguard and enhance the character and amenity of the built and natural environment of the Shire.

The objective for the Rural Residential zone (clause 4.2) is 'To provide for residential use in a rural environment.'

Clause 5.10 sets out provisions relating to the Rural Residential Zone which will apply to future subdivision and development on the site. Sub-clause 5.10.3a states 'In addition to any provisions which are more generally applicable to land zoned Rural Residential, Schedule 11 sets out specific provisions for controlling land use and development within particular Rural Residential areas. No person shall use or develop land zoned Rural Residential except in accordance with the provisions set out in Schedule 11 for that specific area.'

The proposed Amendment is outlined in this documentation. In part, it will insert Rural Residential Zone No. 4 (RR4) into Schedule 11 and add Special Conditions and Provisions.

Given the above, the Amendment is consistent with LPS2. The site is appropriately located for rural residential development (as set out in the LPS) and it will address the aims and objectives of LPS2.

### 3.16 Local Planning Policies

The Council has endorsed a number of Local Planning Policies and various policies are of relevance to the future subdivision and development of the site. The Amendment has taken into account relevant Local Planning Policies.

### 3.17 Integrated Strategic Plan

The Integrated Strategic Plan reflects the vision for the future and is the principal strategic guide for the Shire's future planning and activities. The vision is:

*"A progressive, inclusive and prosperous community built on opportunity"*

Key implications for the Amendment include protecting natural resources,

supporting economic development and the appropriate provision of infrastructure.

### 3.18 Planning Framework Implications for the Amendment

Common themes of the planning framework and their implications for the Amendment include:

- Expansion of the Gnowangerup townsite has been anticipated and supported in the LPS;
- Promoting rural residential development in appropriate locations;
- Ensuring that key environmental assets are conserved or enhanced;
- Appropriate servicing;
- Addressing landscape impact;
- Addressing bushfire risk;
- Addressing land use compatibility;
- Supporting local communities and local economies; and
- A requirement for sustainable and quality design.

Based on the above, the Amendment is consistent with the planning framework. In particular, the Amendment promotes a sustainable settlement pattern as it builds onto a district centre, environmental assets will be conserved and the subdivision will be appropriately serviced.

## 4. AMENDMENT PROPOSAL

### 4.1 Proposed Scheme Amendment

The intent of the Amendment is to rezone Lot 2387 Strathaven Road, Gnowangerup from 'General Agriculture' to 'Rural Residential' in accordance with the LPS. It is also proposed to insert Special Conditions and Provisions into Schedule 11 of LPS2.

### 4.2 Scheme Provisions

The proposed rural residential subdivision/development and land use will be controlled by existing and proposed LPS2 provisions. The proposed Special Conditions and Provisions for Rural Residential zone No. 4 will address subdivision, development and land use, tree planting, servicing requirements, and purchaser notification.

### 4.3 Subdivision and Development Concept Plan

The WAPC has confirmed there is no requirement to prepare a Structure Plan for the site.

In support of the Amendment, a Subdivision and Development Concept Plan is set out in **Attachment 5**. This provides a framework for the site to be subdivided and developed. The purpose of the Subdivision and Development Concept Plan is to provide for the orderly and proper planning of the site in terms of land use, servicing and design, and address the planning requirements set out in LPS2.

The Subdivision and Development Concept Plan responds to the site's context, opportunities and constraints, and the planning framework. In particular, key planning and design considerations include:

- Showing two proposed Lots with a building envelope and building exclusion area on Lot 'B';
- Addressing land use compatibility;
- Providing setbacks from the Gnowangerup-Jerramungup Road (given the site is on the entrance to town);
- Minimising access to Gnowangerup-Jerramungup Road to satisfy Shire and Main Roads Western Australia requirements;
- Providing a building envelope on Lot 'B' that is capable/suitable of accommodating a dwelling and on-site wastewater; and
- Outlining replanting near Gnowangerup-Jerramungup Road.

### 4.4 More Detailed Planning and Future Servicing

More detailed planning and investigations will occur at the subdivision, development application and building permit stages. This includes that late winter testing will occur on Lot 'B'.

The proposed lots will be appropriately serviced, for rural residential lots, in

accordance with Shire, WAPC and other government agency requirements.

## 5.0 PLANNING CONSIDERATIONS AND PLANNING JUSTIFICATION

### 5.1 Overview

This section brings together an assessment of the site's attributes and the planning framework in considering key planning considerations and justifying the requested zoning for Lot 2387 Strathaven Road, Gnowangerup from 'General Agriculture' to 'Rural Residential'.

### 5.2 Suitability of the Site for Rural Residential Use

The site is suitable to be rezoned to Rural Residential to facilitate rural residential subdivision/development (one additional lot). The reasons include:

- As outlined in Section 3, various planning policies and strategies support rural residential use in areas which are in close proximity to towns. The site adjoins the Gnowangerup townsite and accordingly is near the town's associated educational, medical, community, recreational and retail services;
- The site is designated as 'Rural Residential' in the endorsed LPS;
- The site provides a suitable interface between the Gnowangerup townsite and farms;
- It will be appropriately serviced in accordance with local government and State Government guidelines;
- The site is cleared and key environmental assets, including water resources can be suitably conserved; and
- It is gentle sloping land containing suitable soil types for an additional dwelling.

### 5.3 Compatibility with Adjoining and Nearby Land Uses

The proposed rural residential use is compatible with adjoining and nearby land uses/development as outlined in **Attachment 2**. The reasons include:

- There is land allocated in the LPS as 'Rural Residential' to the south and east;
- The vacant Crown Land plus the location of the building envelope on Lot 'B' provide an appropriate buffer to the farming property to the east; and
- The endorsed LPS recognised the existing and proposed co-existence of multiple land uses, including rural residential and agriculture.

If required, there may be a need for notifications to be placed on the titles which alert prospective purchasers that there are nearby farming operations.

Farming operations also have a requirement to contain impacts on their own land and follow established best practice.

#### 5.4 Environmental Impact

The Amendment and associated subdivision/development (to create one additional lot) will have negligible environmental impacts for reasons including:

- The site has been cleared;
- Proposed tree replanting adjoining Gnowangerup-Jerramungup Road;
- The site is well setback from the watercourses and other water bodies;
- The site is suitable for on-site effluent disposal;
- Stormwater will be effectively managed;
- The site adjoins the Gnowangerup townsite limiting the need for motorised transport and providing opportunities for cycling; and
- It is not a contaminated site.

Subject to addressing subdivision and development conditions, future subdivision/development will result in minimal on-site or off-site environmental impacts.

#### 5.5 Landscape Impact

The site's landscape, when viewed from Gnowangerup-Jerramungup Road, is an important 'gateway' into Gnowangerup. The site presents as a rural living property.

It is not intended that development be invisible, but development will be sensitively integrated with the landscape. The landscape impact of new development will be mitigated by measures including:

- Retaining existing native vegetation;
- Proposed replanting will enhance the amenity of the site. Revegetation will be undertaken at the subdivision stage particularly adjoining Gnowangerup-Jerramungup Road, to provide a vegetated entrance into Gnowangerup;
- The zoning (minimum size of 1 hectare) only proposes two lots;
- The building envelope for Lot 'B' is well set back from the Gnowangerup-Jerramungup Road; and
- LPS2 provisions only permit only one house on each lot. This is considered appropriate in the context of spaciousness and minimising visual impact.

The above measures adequately serve to maintain the desired landscape character for Gnowangerup.

#### 5.6 Land Capability Assessment/ On-site Sewage Disposal

Based on regional soil mapping, existing development on the site and the proposed generous lot sizes (1 hectare minimum), there is expected to be minimal constraints to accommodate one additional dwelling in the eastern part of the site.

There will be a need for test pits, particularly in the building envelope of Lot 'B' to confirm soil types and the highest groundwater level (in late winter). It is expected this will reveal that Lot 'B' is physically capable of rural residential subdivision/development. In particular, that the eastern part of the site contains soils and environmental features that are conducive for on-site effluent disposal,

stormwater management and building construction. Further, there are no acid generating soils and no evidence of salinity in the eastern section.

### **5.7 Movement Networks**

The site has a high level of connectivity to the Gnowangerup townsite and surrounding areas.

It is expected that Main Roads Western Australia and the WAPC will require vehicle access to Lot 'B' from Strathaven Road rather than from Gnowangerup – Jerramungup Road. This can be achieved via a battle-axe access leg. There may be a requirement to impose a notification on the title to formalise matters.

The creation of one additional lot and dwelling will not have a detrimental impact on the role or functioning of the existing road network.

### **5.8 Servicing**

The proposed rural residential lots (one additional lot) will be appropriately serviced in accordance with Shire, WAPC and other government agency requirements.

Given the gentle slopes and generous lot sizes, there is no need for retaining walls.

The subdivision/development presents a low risk to water resources given the proposed generous lot sizes, the site's soil types, gentle slopes and that development is appropriately setback from watercourses and drainage lines. In particular, a water sensitive design can be adopted that seeks

to retain, treat and use water, to minimise runoff and to promote at source infiltration. Reticulated sewerage is not available, feasible or necessary given all lots will be at least 1 hectare in area. Instead, the subdivision/development will be serviced by on-site effluent disposal. The suitability of the site for receiving wastewater, for on-site disposal, can be confirmed through undertaking test pits, a geotechnical assessment or a fit-for-purpose Site and Soil Evaluation (in late winter).

Any on-site wastewater disposal system on Lot 'B' is required to be designed and located to the satisfaction of the Department of Health and the Shire. This is given statutory backing through the Special Conditions and Provisions.

The existing lot and proposed Lot 'B' are required to be connected to the reticulated (scheme) water system.

In addition to reticulated water, there are opportunities for additional water supply provision such as the owner of Lot 'B' installing a rainwater tank.

### **5.9 Supporting the Local Economy and Community**

Subdivision/development of the site will support various economic and community actions. This includes supporting local employment through the construction of subdivision works and the new dwelling. Implementation of the development will assist in increasing Gnowangerup's population, adding to its overall viability, vitality and prosperity and the range of services that can be sustained.

## 5.10 Planning Justification

The planning justification for the Amendment is summarised in **Table 2**:

Table 2 – Summarised Planning Justification				
Strategic	Land Use Planning	Environment and Landscape	Transport and Servicing	Economic and Community
<p>The proposal is consistent with the State, regional and local planning framework including that the site is allocated as Rural Residential in the LPS.</p> <p>The site adjoins the Gnowangerup townsite which will reinforce that Gnowangerup is a district centre.</p> <p>The proposal will assist to meet the demand for rural residential development in Gnowangerup in a planned, orderly and sustainable manner.</p>	<p>The site is well located for the proposed land use.</p> <p>The site is suitable and capable for the intended rural residential use. The rural residential use is compatible with adjoining and nearby uses.</p> <p>Subdivision and development will be effectively controlled through existing and proposed LPS2 provisions.</p> <p>It is consistent with the principles of orderly and proper planning.</p>	<p>The site has been previously cleared.</p> <p>Remaining environmental assets can be appropriately conserved and there are opportunities for replanting.</p> <p>Future development will not create any adverse environmental impacts.</p> <p>Bushfire protection measures comply with the <i>Planning for Bush Fire Protection Guidelines</i>.</p> <p>The site is not subject to heritage constraints nor is it located in a public drinking water source area.</p> <p>There are manageable landscape impacts when viewed from the Gnowangerup-Jerramungup Road and opportunities to enhance the site's appearance including through replanting.</p>	<p>Traffic impacts can be readily accommodated on existing and proposed roads.</p> <p>There is no direct vehicular access between lots and Gnowangerup-Jerramungup Road.</p> <p>The subdivision/development will be appropriately serviced.</p> <p>Effluent disposal and stormwater management will be appropriately located and designed to the satisfaction of the WAPC, Shire and relevant agencies thus not compromising water resources.</p> <p>Proposed lots are suitable and capable for the intended use including achieving realistic building, effluent disposal and stormwater outcomes.</p>	<p>The development will promote job creation by supporting the development of Gnowangerup and assist to diversify and grow the local/regional economy.</p> <p>The proposal will assist in enhancing Gnowangerup and assist in creating jobs. This includes adding to its overall viability, vitality and prosperity.</p>

Given the above, the Amendment is consistent with the planning framework and the principles of orderly and proper planning.

## 6. CONCLUSION

This report confirms that the Amendment is consistent with the planning framework and that rezoning the site from 'General Agriculture' to 'Rural Residential' is both suitable and capable of accommodating rural residential subdivision/development.

The Amendment will establish the appropriate zoning for the site and future subdivision/development will be guided by the Subdivision and Development Concept Plan. Existing and proposed LPS2 provisions will ensure that subdivision and development will be effectively controlled.

The support of the WAPC and the Hon. Minister for Planning is requested to approve the Amendment to rezone the site from 'General Agriculture' to 'Rural Residential'.

**PLANNING AND DEVELOPMENT ACT 2005**

**SHIRE OF GNOWANGERUP**

**LOCAL PLANNING SCHEME No. 2**

**AMENDMENT No. 14**

The Shire of Gnowangerup under and by virtue of the powers conferred upon it in that behalf by the *Planning and Development Act 2005* hereby amends the above Local Planning Scheme by:

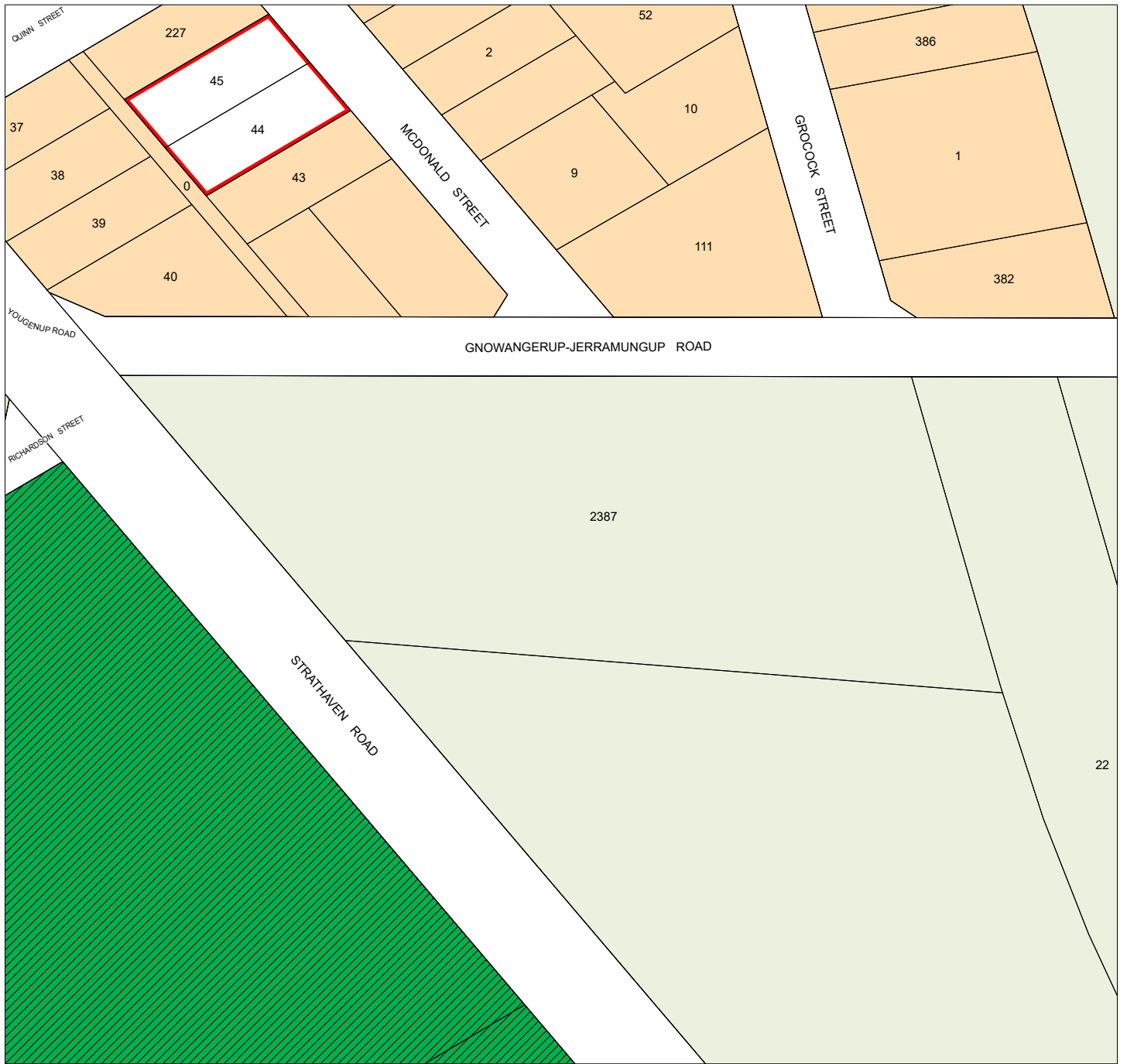
1. Rezoning Lot 2387 on Deposited Plan 111237 Strathaven Road, Gnowangerup from 'General Agriculture' to 'Rural Residential'.
2. Inserting Rural Residential Area No. 4 (RR4) into Schedule 11 – Rural Residential Zone Provisions and adding the following Special Conditions and Provisions:

Map No.	Property Description	Special Conditions and Provisions
RR4	Lot 2387 Strathaven Road, Gnowangerup	<p>1. <u>Subdivision</u></p> <p>a) Subdivision shall generally be in accordance with the Subdivision and Development Concept Plan.</p> <p>b) The minimum lot size shall be 1 hectare.</p> <p>2. <u>Development and Land Use</u></p> <p>Development in Rural Residential Zone Area No. 4 shall be subject to Scheme provisions including clause 5.10 Rural Residential Zone and Table 1 - Zoning Table relating to the Rural Residential Zone.</p> <p>3. <u>Building Envelope</u></p> <p>a) Any building on Lot 'B' must be contained within the building envelope as identified on the Subdivision and Development Concept Plan.</p> <p>b) Notwithstanding special condition 3a, the local government may permit a variation to the building envelope if it is shown to the satisfaction of the local government that the proposed location of the building envelope will not be detrimental to the landscape or the environment.</p> <p>4. <u>Tree Planting</u></p> <p>At the time of subdivision, the local government may request that the Commission impose a condition requiring that the subdivider plant and maintain, for a period of at least 2 years, trees and shrubs of a species and density of planting to local government specifications within the</p>

		<p>area identified as 'Revegetation Area' on the Concept Plan.</p> <p>5. <u>Servicing Requirements</u></p> <p>a) All lots are to be connected to reticulated water.</p> <p>b) No dwelling shall be constructed or approved for construction unless an approved on-site method of sewage disposal has been incorporated into the approved plans, and no dwelling shall be considered fit for human habitation unless such method of effluent disposal has been installed and is operating.</p> <p>6. <u>Purchaser Notification</u></p> <p>At subdivision stage, a notification shall be placed on each certificate of title of all new lots created, advising landowners of:</p> <p>a) The proximity of rural land uses and the potential impact on amenity; and</p> <p>b) Potential for road noise impact from Gnowangerup-Jerramungup Road (State Freight Route).</p> <p>7. <u>Vehicle Access</u></p> <p>Vehicular access is restricted to Strathaven Road, and no vehicular access is permitted onto Gnowangerup-Jerramungup Road or adjoining vacant Crown land.</p>
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




3. Amending the Scheme Map accordingly.

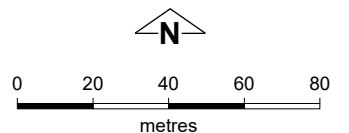




**EXISTING SCHEME MAP**

**Legend**


-  Cadastre with Lot number
- LPS Zones**
-  General agriculture
-  Recreation
-  Residential
-  Road
-  Special use






**PROPOSED SCHEME AMENDMENT MAP**

**Legend**

 Cadastre with Lot number

**LPS Zones and Reserves Amendments**

 Rural residential

**COUNCIL ADOPTION FOR ADVERTISING**

Adopted for advertising by resolution of the Council of the Shire of Gnowangerup at the Ordinary Meeting of the Council held on the .....

.....

SHIRE PRESIDENT

.....

CHIEF EXECUTIVE OFFICER

**COUNCIL RECOMMENDED/SUBMITTED FOR APPROVAL**

This Standard Amendment was supported for submission to the Minister for Planning for approval by resolution of the Shire of Gnowangerup at the Ordinary Meeting of the Council held on the ..... and the Common Seal of the Shire of Gnowangerup was hereunto affixed by the authority of a resolution of the Council in the presence of:

.....

SHIRE PRESIDENT

.....

CHIEF EXECUTIVE OFFICER

**WAPC RECOMMENDED/SUBMITTED FOR APPROVAL**

.....  
DELEGATED UNDER S.16 OF THE  
PLANNING AND DEVELOPMENT ACT 2005

DATE.....

**APPROVAL GRANTED**

.....  
MINISTER FOR PLANNING  
S.87 OF THE PLANNING AND DEVELOPMENT ACT 2005

DATE.....

---

# **ATTACHMENT 1**

---

WESTERN



AUSTRALIA

REGISTER NUMBER <b>2387/DP11237</b>	
DUPLICATE EDITION <b>1</b>	DATE DUPLICATE ISSUED <b>13/5/2013</b>

**RECORD OF CERTIFICATE OF TITLE**  
UNDER THE TRANSFER OF LAND ACT 1893

VOLUME **1060** FOLIO **499**

The person described in the first schedule is the registered proprietor of an estate in fee simple in the land described below subject to the reservations, conditions and depth limit contained in the original grant (if a grant issued) and to the limitations, interests, encumbrances and notifications shown in the second schedule.



REGISTRAR OF TITLES

**LAND DESCRIPTION:**

LOT 2387 ON DEPOSITED PLAN 111237

**REGISTERED PROPRIETOR:  
(FIRST SCHEDULE)**

DAVID ROBERT RICHARDSON  
JANICE MARGARET RICHARDSON  
BOTH OF 49 MCDONALD STREET, GNOWANGERUP  
AS JOINT TENANTS

(T M258780 ) REGISTERED 1/5/2013

**LIMITATIONS, INTERESTS, ENCUMBRANCES AND NOTIFICATIONS:  
(SECOND SCHEDULE)**

1. THE LAND THE SUBJECT OF THIS CERTIFICATE OF TITLE EXCLUDES ALL PORTIONS OF THE LOT DESCRIBED ABOVE EXCEPT THAT PORTION SHOWN IN THE SKETCH OF THE SUPERSEDED PAPER VERSION OF THIS TITLE. SEE VOLUME 1060 FOLIO 499
2. \*N097597 MORTGAGE TO NATIONAL AUSTRALIA BANK LTD REGISTERED 20/8/2015.

Warning: A current search of the sketch of the land should be obtained where detail of position, dimensions or area of the lot is required.  
\* Any entries preceded by an asterisk may not appear on the current edition of the duplicate certificate of title.  
Lot as described in the land description may be a lot or location.

-----END OF CERTIFICATE OF TITLE-----

**STATEMENTS:**

The statements set out below are not intended to be nor should they be relied on as substitutes for inspection of the land and the relevant documents or for local government, legal, surveying or other professional advice.

SKETCH OF LAND: 1060-499 (2387/DP11237)  
PREVIOUS TITLE: 691-175  
PROPERTY STREET ADDRESS: 9 STRATHAVEN RD, GNOWANGERUP.  
LOCAL GOVERNMENT AUTHORITY: SHIRE OF GNOWANGERUP

NOTE 1: L073519 LAND PARCEL IDENTIFIER OF PORTION OF KOJONUP LOCATION 2387 CHANGED TO LOT 2387 ON DEPOSITED PLAN 111237 ON 14.09.2009 TO ENABLE ISSUE OF A DIGITAL CERTIFICATE OF TITLE

END OF PAGE 1 - CONTINUED OVER



REGISTER NUMBER <b>2387/DP111237</b>	
DUPLICATE EDITION <b>N/A</b>	DATE DUPLICATE ISSUED <b>N/A</b>

**RECORD OF CERTIFICATE OF TITLE**  
UNDER THE TRANSFER OF LAND ACT 1893

VOLUME **1060** FOLIO **499**

The person described in the first schedule is the registered proprietor of an estate in fee simple in the land described below subject to the reservations, conditions and depth limit contained in the original grant (if a grant issued) and to the limitations, interests, encumbrances and notifications shown in the second schedule.

  
  
 REGISTRAR OF TITLES

**LAND DESCRIPTION:**

LOT 2387 ON DEPOSITED PLAN 111237

**REGISTERED PROPRIETOR:**  
(FIRST SCHEDULE)

JEREMY ANDREW DOWELL OF PO BOX 207, GNOWANGERUP  
(T L071598 ) REGISTERED 11 SEPTEMBER 2009

**LIMITATIONS, INTERESTS, ENCUMBRANCES AND NOTIFICATIONS:**  
(SECOND SCHEDULE)

- THE LAND THE SUBJECT OF THIS CERTIFICATE OF TITLE EXCLUDES ALL PORTIONS OF THE LOT DESCRIBED ABOVE EXCEPT THAT PORTION SHOWN IN THE SKETCH OF THE SUPERSEDED PAPER VERSION OF THIS TITLE. SEE VOLUME 1060 FOLIO 499
- \*L071599 MORTGAGE TO AUSTRALIA & NEW ZEALAND BANKING GROUP LTD REGISTERED 11.9.2009.

Warning: A current search of the sketch of the land should be obtained where detail of position, dimensions or area of the lot is required.  
\* Any entries preceded by an asterisk may not appear on the current edition of the duplicate certificate of title.  
Lot as described in the land description may be a lot or location.

-----END OF CERTIFICATE OF TITLE-----

**STATEMENTS:**

The statements set out below are not intended to be nor should they be relied on as substitutes for inspection of the land and the relevant documents or for local government, legal, surveying or other professional advice.

SKETCH OF LAND: 1060-499 (2387/DP111237).  
PREVIOUS TITLE: 691-175.  
PROPERTY STREET ADDRESS: 82 YOUNGUP RD, GNOWANGERUP.  
LOCAL GOVERNMENT AREA: SHIRE OF GNOWANGERUP.

- NOTE 1: L073519 LAND PARCEL IDENTIFIER OF PORTION OF KOJONUP LOCATION 2387 CHANGED TO LOT 2387 ON DEPOSITED PLAN 111237 ON 14.09.2009 TO ENABLE ISSUE OF A DIGITAL CERTIFICATE OF TITLE
- NOTE 2: THE ABOVE NOTE MAY NOT BE SHOWN ON THE SUPERSEDED PAPER CERTIFICATE OF TITLE OR ON THE CURRENT EDITION OF DUPLICATE CERTIFICATE OF TITLE.
- NOTE 3: DUPLICATE CERTIFICATE OF TITLE NOT ISSUED AS REQUESTED BY DEALING L071599

**COPY**

1220/178 3545/44  
TRANSFER 2471 Vol. 691, Fol. 175.

INDEXED. gm



REGISTER BOOK.  
Vol. 1060 Fol. 499.

WESTERN AUSTRALIA.

CT 1060 0499 F

# Certificate of Title



under "The Transfer of Land Act, 1933" (Sch. 5, 58 Vic. 14).

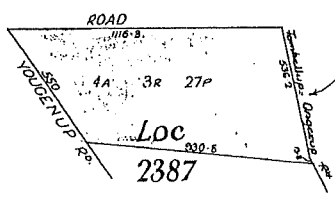
Superseded - Copy for Sketch Only

12230-50  
13061-50  
31910/52  
290/52  
117/54  
117/57

*Evelyn Emily May Griffiths of Snowangrup*  
L. presentor

is now the sole proprietor

of an estate in fee simple in possession subject to the easements and encumbrances notified hereunder in the natural surface and so much as is below the natural surface to a depth of two thousand feet of all that piece of land delineated and coloured green on the map hereon, containing four acres three roods and twenty seven perches or thereabouts, being portions of Hojonup Location 2387



Class B Revised  
G.L. 2-1-62 (G.L. 318-61)  
Act 76 of 1960 (14)

Scale: 4 Chains to an Inch.

Dated the twenty sixth day of June One thousand nine hundred and thirty-eight.

*Arnold Leadeel*  
Assistant Registrar of Titles

Application 7518/1940 by the 4th May 1940 Evelyn Emily May Griffiths was married to Wilfred Geoffrey Baxter and her name, address and description now are Evelyn Emily May Baxter of 42, W. Hubert Street, Victoria Park, married woman.

Transfer 934/1949 Transferred to Eva Eleanor May Griffiths of Snowangrup Married Woman. Registered 24<sup>th</sup> January 1949 at 11.55 a.m.

*W. B. Burtinich*  
ASSISTANT REGISTRAR OF TITLES

TRANSFER 674/1950 to Thomas Wilkinson of Snowangrup, Shoreland  
Registered this 18th day of April 1950  
*A. Blackman*  
Assistant Registrar of Titles

Transfer F972150 to Janine Langford and Paul Michael Randall both of 2 Hoad Court, Kardinya, as joint tenants. Registered 4th September 1995 at 12.43 hrs.



TRANSFER 17523/1952 to John Bastigan of Snowangrup, 6 A.A.  
Registered 10<sup>th</sup> November 1952 at 11.30 a.m.  
*D. Johnson*  
Assistant Registrar of Titles

Transfer 1036879 to Donna Elizabeth Edwards of 27 Tait Street, Armadale. Registered 8th March 2002 at 10.39 hrs.



TRANSFER 15582/1954 to Cyril Alfred Manning of Snowangrup, Business Manager.  
Registered 4<sup>th</sup> August 1954 at 12.55 p.m.  
*A. Blackman*  
Assistant Registrar of Titles

Transfer F839555 to Evonne Olive Bant of Post Office Box 200 Snowangrup. Registered 28th March 1995 at 11.39 hrs.



For encumbrances and other matters affecting the land see back

EASEMENTS AND ENCUMBRANCES REFERRED TO.

Superseded - Copy for Sketch Only

Collateral to Mortgage stamped £2.50  
Instrument stamped  
MORTGAGE 4623/1950 Thomas Wilkinson  
to The National Bank of Australasia Limited  
Registered this 2nd day of May 1950  
11.30 a.m.  
A. Johnson  
Assistant Registrar of Titles

Mortgage stamped £2.50  
Instrument stamped 10/-  
MORTGAGE 1838/1952 Thomas Wilkinson  
to The National Bank of Australasia Limited  
Registered 27th October 1952 at 10.00 a.m.  
A. Johnson  
Assistant Registrar of Titles

DISCHARGE 9267/1952 of Mortgage 1838/1952  
Registered 10th November 1952 at 11.30 a.m.  
A. Johnson  
Assistant Registrar of Titles

DISCHARGE 9268/1952 of Mortgage 1838/1952  
Registered 10th November 1952 at 11.30 a.m.  
A. Johnson  
Assistant Registrar of Titles

Instrument stamped £1.  
Mortgage 7902/1957 Cyril Alfred Wynn to  
The National Bank of Australasia Limited  
Registered 11th July 1957 at 9.19 a.m.  
DISCHARGE 1978/1958  
A. Johnson

Discharge F839554 of Mortgage 7902/1957. Registered  
28th March 1995 at 11.39 hrs.

Mortgage G617571 to National Australia Bank Ltd.  
Registered 24th October 1997 at 8.37 hrs.

DISCHARGED

Discharge I036878 of Mortgage G617571.  
Registered 8th March 2002 at 10.39 hrs.

Mortgage I036880 to Commonwealth Bank of Australia.  
Registered 8th March 2002 at 10.39 hrs.

CT 1060 0499 B



CERTIFICATE OF TITLE.

Registered Vol.....Pol.....



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# **ATTACHMENT 2**

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# LOCATION AND CONTEXT PLAN

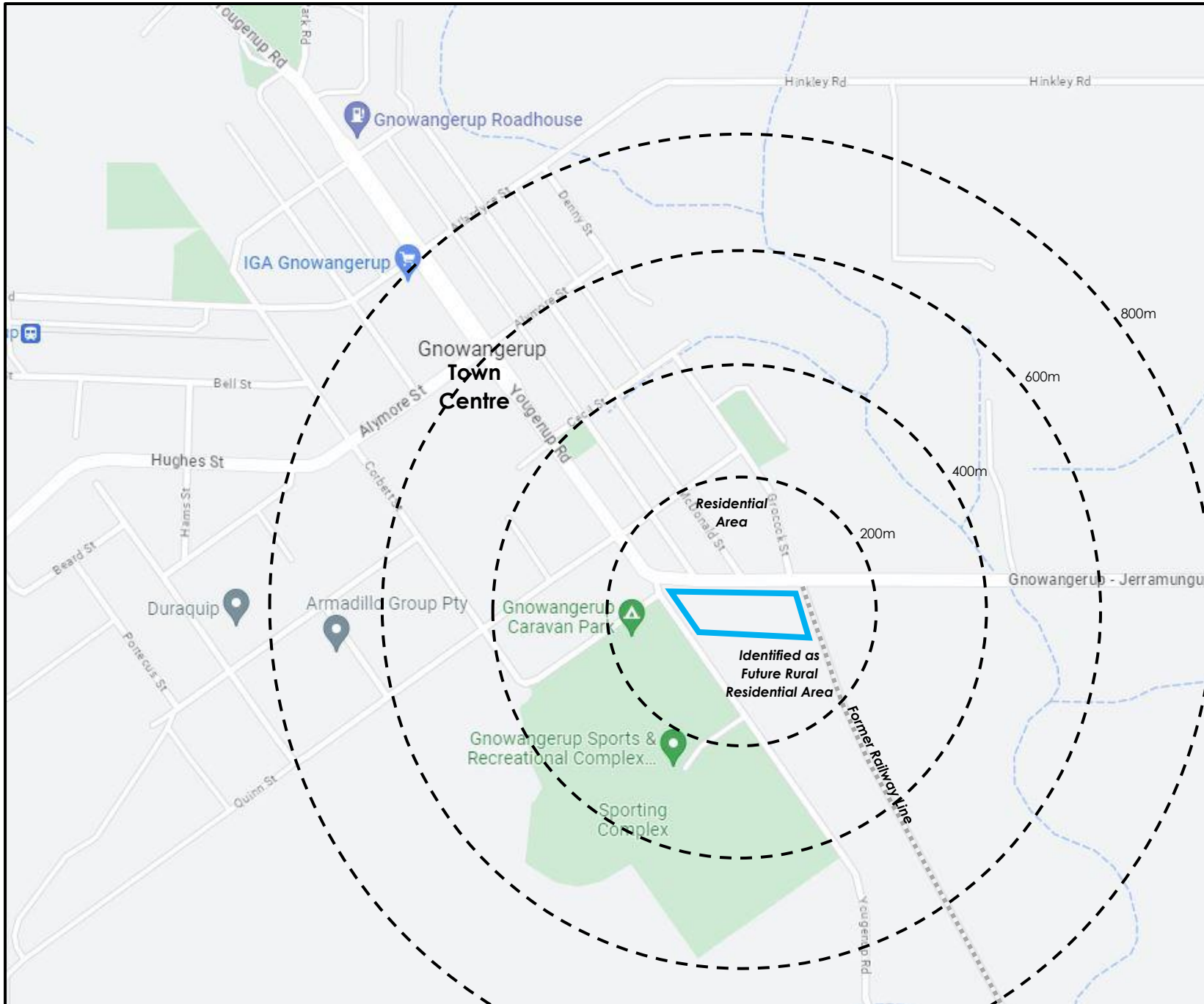
Lot 2387 (No.9)  
Strathaven Road  
Gnowangerup

Shire of Gnowangerup

 Amendment Site



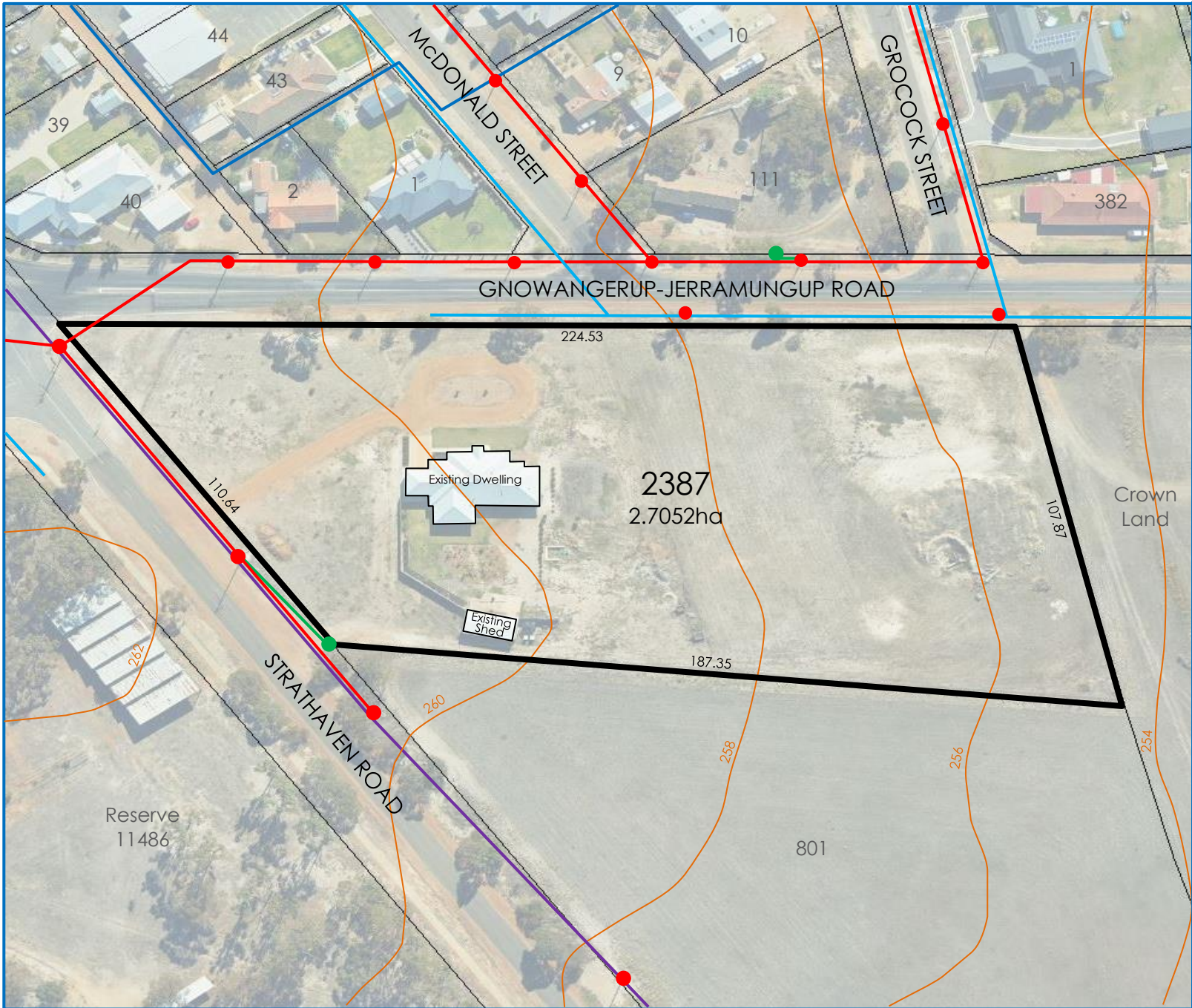
Edge Planning & Property  
134 Hare Street, Mount Clarence  
ALBANY WA 6330  
W: [www.edgeplanning.com.au](http://www.edgeplanning.com.au)  
E: [steve@edgeplanning.com.au](mailto:steve@edgeplanning.com.au)  
M: 0409 107 336



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# **ATTACHMENT 3**

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**AMENDMENT SITE PLAN**  
 Lot 2387 (No.9)  
 Strathaven Road  
 Gnowangerup  
 Shire of Gnowangerup

**Legend**

-  Amendment Site
-  Contours (2m)
-  Western Power Powerpole
-  Western Power Distribution Overhead Powerline Low Voltage <1kV
-  Western Power Distribution Overhead Powerline High Voltage (1kV-33kV)
-  Western Power Distribution Underground Cable
-  Western Power Pillar
-  Underground Water Pipe
-  Underground Sewer Pipe



A	AMENDMENT SITE	231025	
REV	DESCRIPTION	YYMMDD	APPROVED

**edge**  
 PLANNING & PROPERTY  
 Edge Planning & Property  
 134 Hare Street, Mount Clarence  
 ALBANY WA 6330  
 W: www.edgeplanning.com.au  
 E: steve@edgeplanning.com.au  
 M: 0409 107 336

DRAWING NUMBER  
**EP 231025 01**

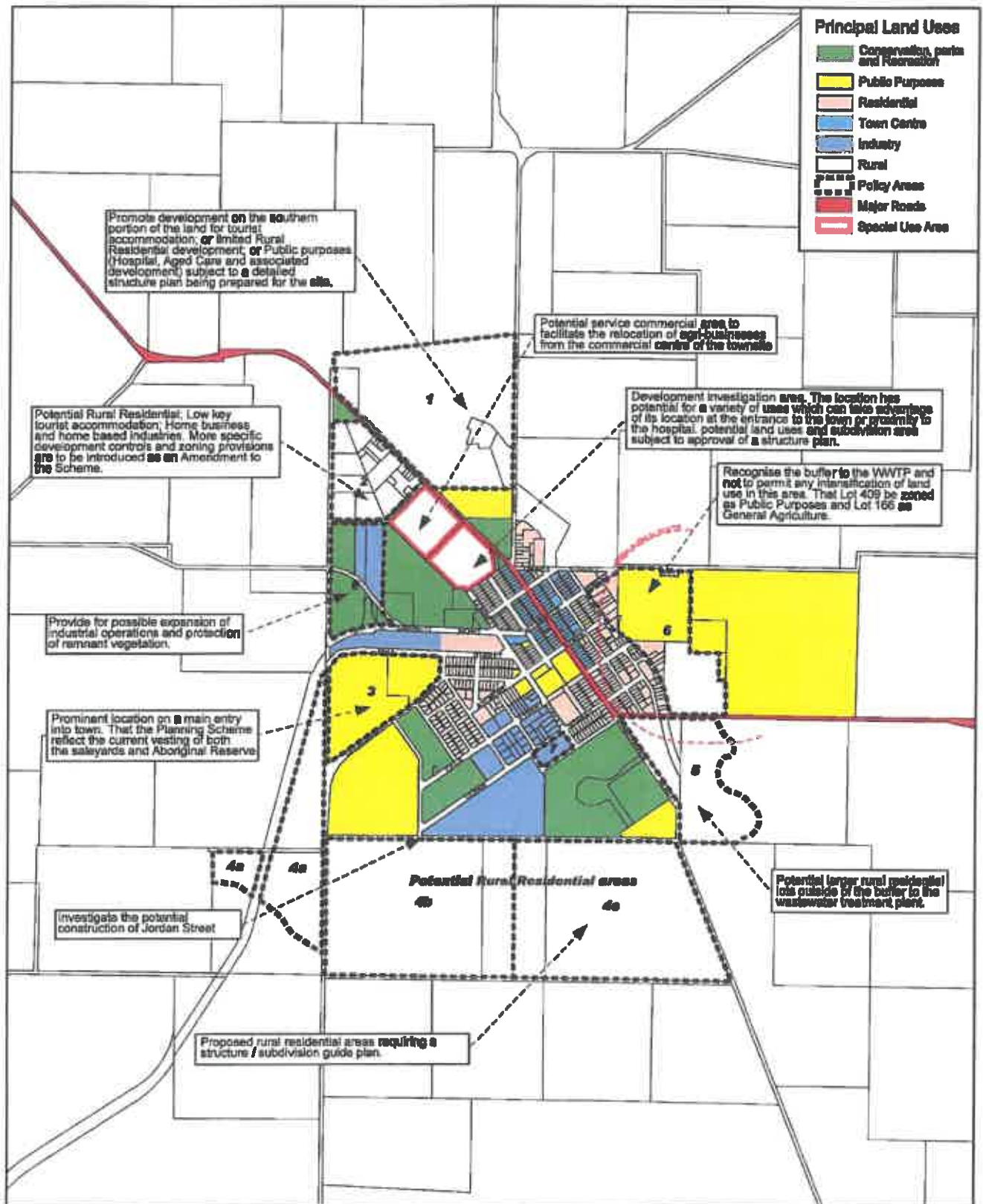
REV  
**A**

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# **ATTACHMENT 4**

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# Gnowangerup Local Planning Strategy – Modifications



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# **ATTACHMENT 5**

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# SUBDIVISION AND DEVELOPMENT CONCEPT PLAN

Lot 2387 (No.9)  
Strathaven Road  
Gnowangerup  
Shire of Gnowangerup

## Legend

-  Subject Site
-  Existing Lot Boundary
-  Proposed Lot Boundary
-  Building Exclusion Area
-  Contours
-  Revegetation Area - 5 metres wide



B	S/BACK. REVEG	240310	
A	SUB/DEV CONCEPT	231025	
REV	DESCRIPTION	YYMMDD	APPROVED



Edge Planning & Property  
134 Hare Street, Mount Clarence  
ALBANY WA 6330  
W: www.edgeplanning.com.au  
E: steve@edgeplanning.com.au  
M: 0409 107 336

DRAWING NUMBER  
EP 231025 02

REV  
B

